

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Wednesday, March 10, 2021

11:00 AM

- REMOTE HEARING (VIRTUAL ROOM 1) -

Committee on Land Use

Rafael Salamanca, Jr., Chair

*Members: Adrienne E. Adams, Diana Ayala, Inez D. Barron,
Joseph C. Borelli, Chaim M. Deutsch, Ruben Diaz, Sr., Vanessa L. Gibson,
Barry S. Grodenchik, Peter A. Koo, Stephen T. Levin, I. Daneek Miller,
Francisco P. Moya, Kevin C. Riley, Antonio Reynoso, Carlina Rivera and Mark Treyger*

Roll Call

Present: Salamanca Jr., Adams, Ayala, Barron, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Moya, Riley, Reynoso, Rivera and Treyger

Absent: Miller

LU 0718-2021

Application No. C 180496 ZMK (1620 Cortelyou Road Rezoning) submitted by 1600/20 Realty Corp., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c, changing from an existing R6A District to an R7D District property bounded by Cortelyou Road, East 17th Street, a line 100 feet southeasterly of Cortelyou Road, and East 16th Street, Borough of Brooklyn, Community District 40, Council District 14.

Attachments: Calendar of the Subcommittee Meetings - January 20 and 26, 2021, January 28, 2021 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 1/26/21, Hearing Testimony - Zoning 1/26/21 additional 1, Hearing Testimony - Zoning 1/26/21 additional 2, Hearing Transcript - Zoning 1-26-21, Calendar of the Subcommittee Meetings - February 9 and 10, 2021, Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Transcript - Zoning 2-9-21, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, Hearing Transcript - Stated Meeting 1-28-21, City Planning Commission Approval Letter, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1578, Minutes of the Stated Meeting - January 28, 2021, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Land Use 3-10-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - January 20 and 26, 2021, January 28, 2021 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 1/26/21, Hearing Testimony - Zoning 1/26/21 additional 1, Hearing Testimony - Zoning 1/26/21 additional 2, Hearing Transcript - Zoning 1-26-21, Calendar of the Subcommittee Meetings - February 9 and 10, 2021, Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Transcript - Zoning 2-9-21, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, Hearing Transcript - Stated Meeting 1-28-21, City Planning Commission Approval Letter, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1578, Minutes of the Stated Meeting - January 28, 2021, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Land Use 3-10-21

A motion was made that this Land Use Application be Approved by Committee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 14 - Salamanca Jr., Adams, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Moya, Riley, Reynoso, Rivera and Treyger

Negative: 1 - Ayala

Abstain: 1 - Barron

Absent: 1 - Miller

LU 0719-2021

Application No. N 180497 ZRK (1620 Cortelyou Road Rezoning) submitted by 1600/20 Realty Corp., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 40, Council District 14.

Attachments: Calendar of the Subcommittee Meetings - January 20 and 26, 2021, January 28, 2021 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 1/26/21, Hearing Testimony - Zoning 1/26/21 additional 1, Hearing Testimony - Zoning 1/26/21 additional 2, Hearing Transcript - Zoning 1-26-21, Calendar of the Subcommittee Meetings - February 9 and 10, 2021, Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Transcript - Zoning 2-9-21, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, Hearing Transcript - Stated Meeting 1-28-21, City Planning Commission Approval Letter, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1579, Minutes of the Stated Meeting - January 28, 2021, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Land Use 3-10-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - January 20 and 26, 2021, January 28, 2021 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 1/26/21, Hearing Testimony - Zoning 1/26/21 additional 1, Hearing Testimony - Zoning 1/26/21 additional 2, Hearing Transcript - Zoning 1-26-21, Calendar of the Subcommittee Meetings - February 9 and 10, 2021, Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Transcript - Zoning 2-9-21, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, Hearing Transcript - Stated Meeting 1-28-21, City Planning Commission Approval Letter, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1579, Minutes of the Stated Meeting - January 28, 2021, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Land Use 3-10-21

A motion was made that this Land Use Application be Approved by Committee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 14 - Salamanca Jr., Adams, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Moya, Riley, Reynoso, Rivera and Treyger

Negative: 1 - Ayala

Abstain: 1 - Barron

Absent: 1 - Miller

LU 0730-2021

Application No. 20215015 HAK (Sutter Ave-East New York Partnership Homes) submitted by the Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law requesting waiver of the designation requirements of Section 693 of the General Municipal Law and the requirements of 197-c and 197-d of the New York City Charter, and approval of the project as an Urban Development Action Area Project, for property located at Block 4049, p/o Lot 25, Borough of Brooklyn, Community District 5, Council District 42.

Attachments: February 11, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Transcript - Landmarks 2-18-21, Calendar of the Subcommittee Meeting - March 8, 2021, Land Use Calendar - March 10, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1572, Committee Report, Hearing Transcript - Stated Meeting 2-11-21, Hearing Transcript - Land Use 3-10-21

This Land Use Application was Hearing Held by Committee

Attachments: February 11, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Transcript - Landmarks 2-18-21, Calendar of the Subcommittee Meeting - March 8, 2021, Land Use Calendar - March 10, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1572, Committee Report, Hearing Transcript - Stated Meeting 2-11-21, Hearing Transcript - Land Use 3-10-21

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Moya, Riley, Reynoso, Rivera and Treyger

Absent: 1 - Miller

LU 0735-2021

Application No. C 200178 ZMQ (91-32 63rd Drive Rezoning) submitted by 63-68 RWKOP, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a, eliminating from within an existing R4 District a C2-2 District, changing from an R4 District to an R7A District, and establishing within the proposed R7A District a C2-3 District, Borough of Queens, Community District 6, Council District 29.

Attachments: Calendar of the Subcommittee Meetings - February 18 and 23, 2021, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1573, Committee Report, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Land Use 3-10-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - February 18 and 23, 2021, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1573, Committee Report, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Land Use 3-10-21

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 15 - Salamanca Jr., Adams, Ayala, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Moya, Riley, Reynoso, Rivera and Treyger

Abstain: 1 - Barron

Absent: 1 - Miller

LU 0736-2021

Application No. N 200179 ZRQ (91-32 63rd Drive Rezoning) submitted by 63-68 RWKOP, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 6, Council District 29.

Attachments: Calendar of the Subcommittee Meetings - February 18 and 23, 2021, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1574, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Land Use 3-10-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - February 18 and 23, 2021, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1574, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Land Use 3-10-21

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 15 - Salamanca Jr., Adams, Ayala, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Moya, Riley, Reynoso, Rivera and Treyger

Abstain: 1 - Barron

Absent: 1 - Miller

LU 0737-2021

Application No. C 200252 ZMQ (245-01 Jamaica Avenue Rezoning) submitted by Marino Plaza 63-12, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 15c, eliminating from within an existing R4 District a C1-3 District and establishing within an existing R4 District a C2-3 District, Borough of Queens, Community District 13, Council District 23.

Attachments: Calendar of the Subcommittee Meetings - February 18 and 23, 2021, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1575, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Land Use 3-10-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - February 18 and 23, 2021, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1575, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Land Use 3-10-21

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Moya, Riley, Reynoso, Rivera and Treyger

Absent: 1 - Miller